



AGENCY REVIEW
LENDER'S UNDERWRITING DECISION
Request for Conditional Commitment for Loan Guarantee

I. Borrower and Property Information

Borrower Name: _____ Co-Borrower Name: _____
 Property Address: _____ Lender: _____

The Lender must underwrite the applicant and property information to ensure that the loan meets all program criteria. The Agency must review the lender's documentation to ensure that loans guaranteed meet program requirements. The Agency generally does not review the content of a lender's underwriting analysis, the Agency will review the lender's underwriting decisions in limited circumstances:

- ☐ *Lenders/Underwriters that are new to the program.* ☐ *Lenders working with funded buydown accounts.*
☐ *Lenders submitting incomplete or inaccurate applications.* ☐ *Lenders with significant monitoring findings.*

II. Review of Lender's Underwriting Decision

The following items have been reviewed as part of the lender's request for commitment for loan guarantee. My review and approval acknowledges confirmation that the loan guarantee request meets program requirements.

X	ITEMS REVIEWED
<input type="checkbox"/>	Form RD 1980-21, "Request for Single Family Housing Loan Guarantee" - fully executed by borrower/lender.
<input type="checkbox"/>	Form AD 1048, "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusions" - signed by the applicant(s).
<input type="checkbox"/>	Credit Alert Interactive Voice Response System (CAIVRS) number.
<input type="checkbox"/>	Application
<input type="checkbox"/>	Good Faith Estimate of points and closing costs.
<input type="checkbox"/>	Summary of income calculations and back-up documentation for all adult members of the household.
<input type="checkbox"/>	Summary of ratio calculations and backup documentation
<input type="checkbox"/>	Underwriting analysis - fully executed by underwriter.
<input type="checkbox"/>	Credit Report
<input type="checkbox"/>	Appraisal and property condition.
<input type="checkbox"/>	Purchase Agreement
<input type="checkbox"/>	FEMA 81-93, Standard Flood Hazard Determination.

III. Thorough Analysis By Agency:**Analysis of Income Calculations and Adjusted Household Income:**

County: _____
 HH#: _____
 Low Limit: _____
 Mod. Limit: _____

Repayment Income/Ratio/Payment Shock Analysis:

Stable Monthly Income per FNMA 1008, Uniform Underwriting and Transmittal Summary:

Total Income/Borrower: _____
 Total Income/Co-Borrower: _____
Total Income/Combined: _____

Qualifying Ratios:

PITI: _____ %
 TD: _____ %

Payment Shock Evaluation: Past Rent: _____ Proposed PITI: _____
Payment Shock: _____ % (Rent / PITI - 1 = %)

Additional Evaluation if payment shock > 100%:

Evaluation of Repayment Ratio Waiver Request (written waiver required):**Evaluation of Buydown Proposal - (written waiver required if ratios at the note rate exceeded):**

[Consider justification for buydown and documentation that indicates ratios will meet in third year of loan.]

Credit Evaluation:

☐ RMCR ☐ Three File Merge Credit Scores: B: _____
 CB: _____

Analysis of Credit:

Analysis of Property:**Condition of Property - Comments:****Inspections:**

Purchase Type	Repairs?		
Existing Home	Yes	No	N/A
• Valuation Condition Sheet (VC)			
• Thermal Standards			
• Termite and Dryrot Clearance			
• Well - flow/potability			
• Septic Clearance			

Purchase Type	Evidence Of:		
New Construction	Yes	No	N/A
• Building Permit			
• Footing Inspection			
• Framing Inspection			
• Final Inspection			
• Builders Warranty - 1 year			

Purchase Type	Evidence Of:		
New Construction - Manufactured Housing:	Yes	No	N/A
• Contract with approved dealer-contractor (unit + development)			
• Building Permit			
• Footing Inspection			
• Framing Inspection - as applicable			
• Final Inspection			
• Builders Warranty - 1 year			
• Dealer-Contractor Certification			
• Appraiser Certification			

IV. Summary: (i.e. Strengths, Weaknesses, and Comments):**CERTIFICATION OF DECISION:**☐ **Approved**☐ **Denied**_____
Approval Official - Rural Development_____
Date